

**BRIGHTON EAST FARMS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
February 18, 2025**

CALL TO ORDER: The meeting was called to order at 6:30p.m.

BOARD MEMBERS PRESENT: Lynda Bruce, Matthew Mooney, and Joshua Rollins. Jamie Martinez.

Amber Whetstone represented Homestead Management.

GUESTS/OPEN FORUM:

1. None

MINUTES:

1. The Board reviewed minutes from the January 21st 2025 board meeting. It was moved and seconded to approve the minutes. Motion carried.
2. The Board reviewed the executive session minutes from the January 21st 2025 board meeting. It was moved and seconded to approve the minutes. Motion carried.

FINANCIAL ITEMS:

1. Monthly Financial Reports: The Board reviewed a balance sheet, income statement, and cash disbursements for the period ending 01/31/25

CC&R VIOLATIONS:

The Board reviewed a report of open violations. It was moved and seconded to approve the next actions.

SOCIAL EVENTS:

1. 4th of July Decorating Contest: There was discussion on having a parade in Donaldson Park, With some snacks and activities for the kids in the community.

OLD BUSINESS:

1. Project List: The Board reviewed the project list; Management will update and remove the completed projects from the list.
2. Switch email providers- Tabled until the Board of Directors looks at the budget.

NEW BUSINESS:

1. Benches: Management informed the board the previous vendor has some issues acquiring the benches, so they withdrew from the project. Management has requested new bids.
2. Budgets: The Board of Directors reviewed the 2025-2026 budget. It was moved and seconded to approve the 2025-2026 with a 10% increase. All were in favor, motion carried
3. Spending Card: The board of Director made the motion to keep gift cards at the HMC office. All were in favor, motion carried.
4. Edward Jones: The Board of Directors is going to open an Edward Jones account. The account needs one more signature. Management will have that completed.
5. The Board of Directors has asked to make a comparison of HOA communities in the area to compare assessments. Management will put something together for the next meeting.
6. Insurance: The Board of Director requested to get a couple different bids to review.
7. Trash: The Board of Directors requested 3 companies to bid for the trash service.

EXECUTIVE SESSION:

1. Collections were reviewed, it was moved and seconded to take the next action on the collections items following the Collection Policy. All were in favor of the motion carried.

ADJOURNMENT: The regular meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Lynda Bruce, Secretary
Brighton East Farms Homeowners Association